

Salt Lake City IAP (ANG), Utah Water Distribution System

Table of Contents

SALT LAKE CITY IAP (ANG), UTAH WATER DISTRIBUTION SYSTEM	I
J13 SALT LAKE CITY IAP (ANG), UTAH WATER DISTRIBUTION SYSTEM	1
J13.1 SALT LAKE CITY IAP (ANG), UTAH OVERVIEW	1
<i>J13.2.1 Water Distribution System Fixed Equipment Inventory</i>	1
J13.2.1.1 Description.....	2
J13.2.1.2 Inventory	2
<i>J13.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools</i>	4
<i>J13.2.3 Water Distribution System Manuals, Drawings, and Records</i>	5
J13.3 SPECIFIC SERVICE REQUIREMENTS.....	5
J13.4 CURRENT SERVICE ARRANGEMENT.....	5
J13.5 SECONDARY METERING.....	5
<i>J13.5.1 Existing Secondary Meters</i>	5
<i>J13.5.2 Required New Secondary Meters</i>	5
J13.6 MONTHLY SUBMITTALS.....	6
J13.7 WATER CONSERVATION PROJECTS.....	6
J13.8 SERVICE AREA	6
J13.9 OFF-INSTALLATION SITES	6
J13.10 SPECIFIC TRANSITION REQUIREMENTS.....	6
J13.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES.....	7

List of Tables

Fixed Inventory	2
Spare Parts	4
Specialized Vehicles and Tools	4
Manuals, Drawings, and Records.....	5
Existing Secondary Meters.....	5
New Secondary Meters.....	6
Service Connections and Disconnections	7
System Deficiencies.....	7

J13 Salt Lake City IAP (ANG), Utah Water Distribution System

J13.1 Salt Lake City IAP (ANG), Utah Overview

Salt Lake City (SLC) is located in north central Utah immediately southeast of the Great Salt Lake. The Utah Air National Base (UTANG) lies within the boundary of the Salt Lake City International Airport (SLCIAP) along a portion of the eastern segment of the SLCIAP. The airport is owned by the city and base property is leased. The UTANG Base is home to the 151st Air Refueling Wing and occupies approximately 135 acres of the SLCIAP's five square miles of land. Their mission is to organize, train, and equip KC-135 aircraft personnel to provide in-flight refueling support on a worldwide basis and be prepared to respond to state emergencies and natural disasters. The base has a total 63 buildings: 3 services, 13 administrative, and 47 industrial buildings, amounting to approximately 407,000 square feet. There are 255 full-time personnel and 1,343 personnel during the once a month unit training assemblies. There are several new construction and demolition projects in progress or in the planning stages to modernize the base and remove vintage 1943 buildings. These projects include construction of a composite operations and training/squadron operations complex, an aircraft maintenance facility; a base supply complex and a new fire station. When all construction is complete the base will net approximately 99,759 square feet of new facility space with no increase of personnel.

J13.2.1 Water Distribution System Fixed Equipment Inventory

The Salt Lake City IAP (ANG), Utah water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, and fire hydrants. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Lawn sprinkler systems
- Fire suppression systems: The fire suppression system is split into 2 separate systems.
 - System 1: There is a fire suppression system composed of a 50,000 gallon underground water tank and 1 pump station (facility 216), and piping that services two aircraft hangars (buildings 3 and 19).
 - System 2: Eight facilities (buildings 7, 23, 45, 208, 212, 302, 407 and 408) are supplied with connections to the domestic water supply.

J13.2.1.1 Description

The water system at the Salt Lake City IAP (ANG) is a looped and branched system with water entering the base from five separate locations at 110 psig. Each of the five entry points is separately metered by a Salt Lake City Corporation owned meter. The system consists of approximately 9,300 linear feet of PVC pipe ranging in size from 6 to 10 inches, 7,800 linear feet of cast iron pipe ranging in size from 4 to 10 inches, 600 linear feet of copper pipe ranging in size from 1.25 to 2 inches, and 900 linear feet of 6-inch cement asbestos pipe. The system also includes 53 cast iron gate valves ranging in size from 1.25 to 10 inches, and 36 fire hydrant assemblies. The average depth of the water system pipe is 4 feet with no tracer wire or warning tape used. There are no water wells, tanks, towers, treatment facilities, or cathodic protection systems to be privatized. Base personnel indicate the system capacity is adequate to meet current and future demands.

J13.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Salt Lake City IAP (ANG), Utah water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Salt Lake City IAP (ANG), Utah

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe				
	6	2060	LF	1993
	6	1760	LF	1994
	6	1345	LF	1990
	8	1315	LF	1997
	8	950	LF	1992
	10	1860	LF	1993
Cast Iron Pipe				
	4	985	LF	1974
	6	4190	LF	1943
	6	1010	LF	1948
	8	650	LF	1943
	10	930	LF	1945
Copper Pipe				
	1.25	20	LF	1950
Copper Pipe				
	1.5	30	LF	1993
	2	30	LF	1954
	2	25	LF	1959

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	2	75	LF	1973
	2	220	LF	1975
	2	40	LF	1979
	2	25	LF	1984
	2	100	LF	1993
	2	25	LF	1994
	2	25	LF	1995
Cement Asbestos Pipe				
	6	905	LF	1977
Cast Iron Gate Valves				
	1.25	1	EA	1950
	1.5	1	EA	1993
	2	1	EA	1954
	2	1	EA	1959
	2	2	EA	1973
	2	8	EA	1975
	2	1	EA	1979
	2	1	EA	1984
	2	2	EA	1993
	2	1	EA	1995
	4	1	EA	1974
	6	2	EA	1977
	6	14	EA	1993
	6	8	EA	1994
	8	2	EA	1997
	8	1	EA	1992
	8	2	EA	1975
	10	4	EA	1980

Fire Hydrants Assemblies

1	EA	2000
17	EA	1993
5	EA	1994
3	EA	1990
3	EA	1974
7	EA	1975

Notes:

PVC = Polyvinyl chloride

EA = Each

LF = Linear Feet

No known warning/tracer tape used

J13.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Water System Salt Lake City IAP (ANG), Utah

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water Distribution System Salt Lake City IAP (ANG), Utah

Description	Quantity	Location	Maker
None			

J13.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System Salt Lake City IAP (ANG), Utah

Qty	Item Description	Remarks
1	Water Utility System Maps (electronic copy)	AutoCAD Release Version 2000

J13.3 Specific Service Requirements

The service requirements for the Salt Lake City IAP (ANG), Utah water distribution system are as defined in the Section C Description/Specifications/Work Statement.

J13.4 Current Service Arrangement

- Provider Name: Salt Lake City Corporation
- Average Annual Usage: 4,294,400 cubic feet (CF) or 32,122,112 gallons per year
- Maximum Monthly Use: 871,100 CF or 6,515,080 gallons per month
- Minimum Monthly Use: 48,600 CF or 363,528 gallons per month

J13.5 Secondary Metering

J13.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J13.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System Salt Lake City IAP (ANG), Utah

Meter Location	Meter Description (Type)
None	

J13.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J13.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Salt Lake City IAP (ANG), Utah

Meter Location	Meter Description
None	

J13.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters (if any). The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J13.7 Water Conservation Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes. None

J13.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Salt Lake City IAP (ANG), Utah boundaries.

J13.9 Off-Installation Sites

No off-installation sites are included in the sale of the Salt Lake City IAP (ANG), Utah water distribution system.

J13.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System Salt Lake City IAP (ANG), Utah

Location	Description
None	

J13.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Salt Lake City IAP (ANG), Utah water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Salt Lake City IAP (ANG), Utah

Project Location	Project Description
None	